HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Quebec Region

Date Released: Second Quarter 2017

Housing market intelligence you can count on

Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

SUBSCRIBE NOW!

Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation. View, print, download or subscribe to get market information e-mailed to you on the day it is released. CMHC's electronic suite of national standardized products is available for free.

Housing Observer Online

Featuring quick reads and videos on...

- Analysis and data
- Timely insights
- Updates to housing conditions and trends & *much more!*

All links can be shared in social media friendly formats!

Subscribe today to stay in the know!

www.cmhc.ca/observer

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of Region
2	Starts by Submarket and by Dwelling Type – Current Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators
6.1	Growth of Economic Indicators

Available in SELECTED Reports:

1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
..	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) March 2017		
Quebec	February 2017	March 2017
Trend[1], urban centres[2]	35,036	36,836
SAAR, urban centres[2]	40,659	52,635
	March 2016	March 2017
Actual, urban centres[2]		
March - Single-Detached	374	378
March - Multiples	1,446	2,958
March - Total	1,820	3,336
January to March - Single-Detached	735	768
January to March - Multiples	4,352	6,121
January to March - Total	5,087	6,889

Source: CMHC

[1] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

[2] Urban centres with a population of 10,000 and over.

Detailed data available upon request

Table 1.1: Housing Activity Summary of Québec Region
First Quarter 2017

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
STARTS										
Q1 2017	768	454	199	0	70	2,299	17	3,025	534	7,423
Q1 2016	735	370	140	0	70	1,103	8	2,557	845	5,932
% Change	4.5	22.7	42.1	n/a	0.0	108.4	112.5	18.3	-36.8	25.1
Year-to-date 2017	768	454	199	0	70	2,299	17	3,025	534	7,423
Year-to-date 2016	735	370	140	0	70	1,103	8	2,557	845	5,932
% Change	4.5	22.7	42.1	n/a	0.0	108.4	112.5	18.3	-36.8	25.1
UNDER CONSTRUCTION										
Q1 2017	1,822	910	921	0	349	11,257	88	14,729	2,377	32,733
Q1 2016	1,746	824	692	0	272	10,991	12	14,058	2,282	31,414
% Change	4.4	10.4	33.1	n/a	28.3	2.4	**	4.8	4.2	4.2
COMPLETIONS										
Q1 2017	1,176	390	223	0	92	1,028	22	1,969	1,439	6,353
Q1 2016	1,101	318	142	0	73	1,805	15	1,199	1,001	5,706
% Change	6.8	22.6	57.0	n/a	26.0	-43.0	46.7	64.2	43.8	11.3
Year-to-date 2017	1,176	390	223	0	92	1,028	22	1,969	1,439	6,353
Year-to-date 2016	1,101	318	142	0	73	1,805	15	1,199	1,001	5,706
% Change	6.8	22.6	57.0	n/a	26.0	-43.0	46.7	64.2	43.8	11.3
COMPLETED & NOT ABSORBED										
Q1 2017	503	538	357	0	109	2,648	n/a	n/a	n/a	4,155
Q1 2016	647	586	327	0	106	3,054	n/a	n/a	n/a	4,720
% Change	-22.3	-8.2	9.2	n/a	2.8	-13.3	n/a	n/a	n/a	-12.0
ABSORBED										
Q1 2017	940	337	199	0	110	1,049	n/a	n/a	n/a	2,635
Q1 2016	774	284	167	0	72	2,058	n/a	n/a	n/a	3,355
% Change	21.4	18.7	19.2	n/a	52.8	-49.0	n/a	n/a	n/a	-21.5
Year-to-date 2017	940	337	199	0	110	1,049	n/a	n/a	n/a	2,635
Year-to-date 2016	774	284	167	0	72	2,058	n/a	n/a	n/a	3,355
% Change	21.4	18.7	19.2	n/a	52.8	-49.0	n/a	n/a	n/a	-21.5

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Québec Region 2007 - 2016

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
2016	6,464	2,342	1,489	0	389	7,849	105	13,640	6,407	38,935
% Change	0.7	4.2	33.2	n/a	7.2	-18.0	**	4.9	30.8	2.7
2015	6,422	2,248	1,118	0	363	9,571	11	13,009	4,897	37,926
% Change	-12.2	-17.1	-22.4	n/a	45.8	-25.8	-66.7	61.8	-11.9	-2.3
2014	7,318	2,712	1,440	0	249	12,893	33	8,041	5,556	38,810
% Change	-12.2	4.2	13.6	n/a	85.8	13.1	32.0	4.0	-7.1	2.8
2013	8,331	2,603	1,268	0	134	11,395	25	7,734	5,981	37,758
% Change	-21.8	-26.1	-54.8	-100.0	-28.3	-28.9	-13.8	10.7	-12.6	-20.3
2012	10,654	3,520	2,806	2	187	16,017	29	6,988	6,841	47,367
% Change	-7.5	-1.1	-1.5	n/a	31.7	1.2	n/a	-2.4	3.8	-2.1
2011	11,516	3,558	2,850	0	142	15,827	0	7,161	6,588	48,387
% Change	-14.3	-12.4	-0.2	n/a	-43.4	20.7	-100.0	-20.2	-15.9	-5.8
2010	13,440	4,060	2,855	0	251	13,111	10	8,969	7,836	51,363
% Change	4.9	30.9	19.5	n/a	4.1	31.3	-88.2	23.0	22.5	18.3
2009	12,813	3,102	2,390	0	241	9,985	85	7,293	6,397	43,403
% Change	-14.5	4.5	-2.3	n/a	-45.1	-3.3	25.0	-24.9	0.8	-9.4
2008	14,988	2,968	2,446	0	439	10,325	68	9,711	6,347	47,901
% Change	-5.3	21.2	14.6	n/a	-35.3	21.6	-24.4	-6.7	-17.2	-1.3
2007	15,828	2,448	2,134	0	679	8,494	90	10,403	7,668	48,553

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
Québec
First Quarter 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	% Change
Centres 100,000+											
Gatineau	41	28	34	24	19	11	365	262	459	325	41.2
Montréal	351	307	166	134	179	170	3,973	2,180	4,669	2,791	67.3
Québec	110	109	100	88	25	13	325	345	560	555	0.9
Saguenay	11	9	14	4	0	0	20	23	45	36	25.0
Sherbrooke	39	30	56	48	25	4	193	278	313	360	-13.1
Trois-Rivières	24	16	4	0	0	0	54	34	82	50	64.0
Centres 50,000 - 99,999											
Drummondville	47	25	22	4	0	0	43	198	112	227	-50.7
Granby	5	15	22	28	0	0	18	87	45	130	-65.4
Rimouski	3	0	2	4	0	0	54	28	59	32	84.4
Saint-Hyacinthe	5	2	4	0	0	0	12	16	21	18	16.7
Saint-Jean-sur-Richelieu	n/a	18	n/a	0	n/a	0	n/a	38	n/a	56	n/a
Shawinigan	8	6	2	2	0	0	7	0	17	8	112.5
Centres 10,000 - 49,999											
Alma	2	0	6	0	0	0	0	0	8	0	n/a
Amos	3	1	0	0	0	0	1	0	4	1	**
Baie-Comeau	0	3	0	0	0	0	0	8	0	11	-100.0
Campbellton	0	0	0	0	0	0	0	0	0	0	n/a
Cowansville	0	3	6	0	0	0	4	6	10	9	11.1
Dolbeau-Mistassini	1	2	0	0	0	0	0	0	1	2	-50.0
Gaspé	0	10	0	0	0	0	0	70	0	80	-100.0
Hawkesbury	1	0	0	0	0	0	39	0	40	0	n/a
Joliette	22	8	0	2	4	0	149	29	175	39	**
Lachute	0	5	0	0	0	0	0	2	0	7	-100.0
La Tuque	0	1	0	0	0	0	0	0	0	1	-100.0
Les Îles-de-la-Madeleine	0	0	0	0	0	0	0	0	0	0	n/a
Marieville	0	0	2	0	0	0	0	0	2	0	n/a
Matane	3	1	0	0	0	0	0	0	3	1	200.0
Mont-Laurier	0	1	0	0	0	0	0	0	0	1	-100.0
Montmagny	1	2	2	2	0	0	0	9	3	13	-76.9
Prévost	2	9	0	0	0	0	0	3	2	12	-83.3
Rawdon	0	4	0	0	0	0	0	18	0	22	-100.0
Rivière-du-Loup	5	1	2	0	0	0	6	12	13	13	0.0
Roberval	1	0	0	0	0	0	0	0	1	0	n/a
Rouyn-Noranda	11	1	0	0	0	0	0	0	11	1	**
Saint-Félicien	0	4	0	0	0	0	0	0	0	4	-100.0
Saint-Georges	6	20	0	12	0	0	24	28	30	60	-50.0
Saint-Lin-Laurentides	n/a	22	n/a	0	n/a	0	n/a	8	n/a	30	n/a
Sainte-Adèle	6	0	0	0	0	0	1	0	7	0	n/a
Sainte-Agathe-des-Monts	4	0	0	0	0	0	0	0	4	0	n/a
Sainte-Marie	3	5	0	6	0	0	0	0	3	11	-72.7
Sainte-Sophie	27	30	0	6	0	0	6	2	33	38	-13.2
Salaberry-de-Valleyfield	3	5	8	2	0	0	27	17	38	24	58.3
Sept-Îles	6	5	0	0	0	0	90	0	96	5	**
Sorel-Tracy	4	17	0	2	0	0	4	40	8	59	-86.4
Thetford Mines	2	1	0	0	0	0	0	0	2	1	100.0
Val d'Or	4	0	0	0	0	0	0	43	4	43	-90.7
Victoriaville	7	9	2	2	0	0	0	0	9	11	-18.2
Total Québec (10,000+)	768	735	454	370	252	198	5,415	3,784	6,889	5,087	35.4

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
Québec
January - March 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Centres 100,000+											
Gatineau	41	28	34	24	19	11	365	262	459	325	41.2
Montréal	351	307	166	134	179	170	3,973	2,180	4,669	2,791	67.3
Québec	110	109	100	88	25	13	325	345	560	555	0.9
Saguenay	11	9	14	4	0	0	20	23	45	36	25.0
Sherbrooke	39	30	56	48	25	4	193	278	313	360	-13.1
Trois-Rivières	24	16	4	0	0	0	54	34	82	50	64.0
Centres 50,000 - 99,999											
Drummondville	47	25	22	4	0	0	43	198	112	227	-50.7
Granby	5	15	22	28	0	0	18	87	45	130	-65.4
Rimouski	3	0	2	4	0	0	54	28	59	32	84.4
Saint-Hyacinthe	5	2	4	0	0	0	12	16	21	18	16.7
Saint-Jean-sur-Richelieu	n/a	18	n/a	0	n/a	0	n/a	38	n/a	56	n/a
Shawinigan	8	6	2	2	0	0	7	0	17	8	112.5
Centres 10,000 - 49,999											
Alma	2	0	6	0	0	0	0	0	8	0	n/a
Amos	3	1	0	0	0	0	1	0	4	1	**
Baie-Comeau	0	3	0	0	0	0	0	8	0	11	-100.0
Campbellton	0	0	0	0	0	0	0	0	0	0	n/a
Cowansville	0	3	6	0	0	0	4	6	10	9	11.1
Dolbeau-Mistassini	1	2	0	0	0	0	0	0	1	2	-50.0
Gaspé	0	10	0	0	0	0	0	70	0	80	-100.0
Hawkesbury	1	0	0	0	0	0	39	0	40	0	n/a
Joliette	22	8	0	2	4	0	149	29	175	39	**
Lachute	0	5	0	0	0	0	0	2	0	7	-100.0
La Tuque	0	1	0	0	0	0	0	0	0	1	-100.0
Les Îles-de-la-Madeleine	0	0	0	0	0	0	0	0	0	0	n/a
Marieville	0	0	2	0	0	0	0	0	2	0	n/a
Matane	3	1	0	0	0	0	0	0	3	1	200.0
Mont-Laurier	0	1	0	0	0	0	0	0	0	1	-100.0
Montmagny	1	2	2	2	0	0	0	9	3	13	-76.9
Pembroke	0	0	0	0	0	0	0	0	0	0	n/a
Prévost	2	9	0	0	0	0	0	3	2	12	-83.3
Rawdon	0	4	0	0	0	0	0	18	0	22	-100.0
Rivière-du-Loup	5	1	2	0	0	0	6	12	13	13	0.0
Roberval	1	0	0	0	0	0	0	0	1	0	n/a
Rouyn-Noranda	11	1	0	0	0	0	0	0	11	1	**
Saint-Félicien	0	4	0	0	0	0	0	0	0	4	-100.0
Saint-Georges	6	20	0	12	0	0	24	28	30	60	-50.0
Saint-Lin-Laurentides	n/a	22	n/a	0	n/a	0	n/a	8	n/a	30	n/a
Sainte-Adèle	6	0	0	0	0	0	1	0	7	0	n/a
Sainte-Agathe-des-Monts	4	0	0	0	0	0	0	0	4	0	n/a
Sainte-Marie	3	5	0	6	0	0	0	0	3	11	-72.7
Sainte-Sophie	27	30	0	6	0	0	6	2	33	38	-13.2
Salaberry-de-Valleyfield	3	5	8	2	0	0	27	17	38	24	58.3
Sept-Îles	6	5	0	0	0	0	90	0	96	5	**
Sorel-Tracy	4	17	0	2	0	0	4	40	8	59	-86.4
Thetford Mines	2	1	0	0	0	0	0	0	2	1	100.0
Val d'Or	4	0	0	0	0	0	0	43	4	43	-90.7
Victoriaville	7	9	2	2	0	0	0	0	9	11	-18.2
Total Québec (10,000+)	768	735	454	370	252	198	5,415	3,784	6,889	5,087	35.4

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
Québec
First Quarter 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016
Centres 100,000+								
Gatineau	19	11	0	0	44	108	321	154
Montréal	162	170	17	0	2,127	862	1,789	1,238
Québec	25	5	0	8	97	70	228	275
Saguenay	0	0	0	0	2	2	18	21
Sherbrooke	25	4	0	0	4	12	189	242
Trois-Rivières	0	0	0	0	16	16	38	18
Centres 50,000 - 99,999								
Drummondville	0	0	0	0	0	4	43	194
Granby	0	0	0	0	12	6	6	81
Rimouski	0	0	0	0	0	4	54	24
Saint-Hyacinthe	0	0	0	0	8	6	4	10
Saint-Jean-sur-Richelieu	n/a	0	n/a	0	n/a	17	n/a	21
Shawinigan	0	0	0	0	0	0	7	0
Centres 10,000 - 49,999								
Alma	0	0	0	0	0	0	0	0
Amos	0	0	0	0	0	0	1	0
Baie-Comeau	0	0	0	0	0	0	0	8
Campbellton	0	0	0	0	0	0	0	0
Cowansville	0	0	0	0	0	0	4	6
Dolbeau-Mistassini	0	0	0	0	0	0	0	0
Gaspé	0	0	0	0	0	2	0	68
Hawkesbury	0	0	0	0	0	0	39	0
Joliette	4	0	0	0	12	4	137	25
Lachute	0	0	0	0	0	2	0	0
La Tuque	0	0	0	0	0	0	0	0
Les Îles-de-la-Madeleine	0	0	0	0	0	0	0	0
Marieville	0	0	0	0	0	0	0	0
Matane	0	0	0	0	0	0	0	0
Mont-Laurier	0	0	0	0	0	0	0	0
Montmagny	0	0	0	0	0	0	0	9
Pembroke	0	0	0	0	0	0	0	0
Prévost	0	0	0	0	0	0	0	3
Rawdon	0	0	0	0	0	0	0	18
Rivière-du-Loup	0	0	0	0	0	0	6	12
Roberval	0	0	0	0	0	0	0	0
Rouyn-Noranda	0	0	0	0	0	0	0	0
Saint-Félicien	0	0	0	0	0	0	0	0
Saint-Georges	0	0	0	0	0	6	24	22
Saint-Lin-Laurentides	n/a	0	n/a	0	n/a	0	n/a	8
Sainte-Adèle	0	0	0	0	0	0	1	0
Sainte-Agathe-des-Monts	0	0	0	0	0	0	0	0
Sainte-Marie	0	0	0	0	0	0	0	0
Sainte-Sophie	0	0	0	0	0	0	6	2
Salaberry-de-Valleyfield	0	0	0	0	11	0	16	17
Sept-Îles	0	0	0	0	0	0	90	0
Sorel-Tracy	0	0	0	0	0	2	4	38
Thetford Mines	0	0	0	0	0	0	0	0
Val d'Or	0	0	0	0	0	0	0	43
Victoriaville	0	0	0	0	0	0	0	0
Total Québec (10,000+)	235	190	17	8	2,333	1,123	3,025	2,557

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
Québec
January - March 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Centres 100,000+								
Gatineau	19	11	0	0	44	108	321	154
Montréal	162	170	17	0	2,127	862	1,789	1,238
Québec	25	5	0	8	97	70	228	275
Saguenay	0	0	0	0	2	2	18	21
Sherbrooke	25	4	0	0	4	12	189	242
Trois-Rivières	0	0	0	0	16	16	38	18
Centres 50,000 - 99,999								
Drummondville	0	0	0	0	0	4	43	194
Granby	0	0	0	0	12	6	6	81
Rimouski	0	0	0	0	0	4	54	24
Saint-Hyacinthe	0	0	0	0	8	6	4	10
Saint-Jean-sur-Richelieu	n/a	0	n/a	0	n/a	17	n/a	21
Shawinigan	0	0	0	0	0	0	7	0
Centres 10,000 - 49,999								
Alma	0	0	0	0	0	0	0	0
Amos	0	0	0	0	0	0	1	0
Baie-Comeau	0	0	0	0	0	0	0	8
Campbellton	0	0	0	0	0	0	0	0
Cowansville	0	0	0	0	0	0	4	6
Dolbeau-Mistassini	0	0	0	0	0	0	0	0
Gaspé	0	0	0	0	0	2	0	68
Hawkesbury	0	0	0	0	0	0	39	0
Joliette	4	0	0	0	12	4	137	25
Lachute	0	0	0	0	0	2	0	0
La Tuque	0	0	0	0	0	0	0	0
Les Îles-de-la-Madeleine	0	0	0	0	0	0	0	0
Marieville	0	0	0	0	0	0	0	0
Matane	0	0	0	0	0	0	0	0
Mont-Laurier	0	0	0	0	0	0	0	0
Montmagny	0	0	0	0	0	0	0	9
Pembroke	0	0	0	0	0	0	0	0
Prévost	0	0	0	0	0	0	0	3
Rawdon	0	0	0	0	0	0	0	18
Rivière-du-Loup	0	0	0	0	0	0	6	12
Roberval	0	0	0	0	0	0	0	0
Rouyn-Noranda	0	0	0	0	0	0	0	0
Saint-Félicien	0	0	0	0	0	0	0	0
Saint-Georges	0	0	0	0	0	6	24	22
Saint-Lin-Laurentides	n/a	0	n/a	0	n/a	0	n/a	8
Sainte-Adèle	0	0	0	0	0	0	1	0
Sainte-Agathe-des-Monts	0	0	0	0	0	0	0	0
Sainte-Marie	0	0	0	0	0	0	0	0
Sainte-Sophie	0	0	0	0	0	0	6	2
Salaberry-de-Valleyfield	0	0	0	0	11	0	16	17
Sept-Îles	0	0	0	0	0	0	90	0
Sorel-Tracy	0	0	0	0	0	2	4	38
Thetford Mines	0	0	0	0	0	0	0	0
Val d'Or	0	0	0	0	0	0	0	43
Victoriaville	0	0	0	0	0	0	0	0
Total Québec (10,000+)	235	190	17	8	2,333	1,123	3,025	2,557

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
Québec
First Quarter 2017

Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016
Centres 100,000+								
Gatineau	90	63	48	108	321	154	459	325
Montréal	641	547	2,165	926	1,806	1,238	4,669	2,791
Québec	233	202	99	70	228	283	560	555
Saguenay	27	15	0	0	18	21	45	36
Sherbrooke	120	84	4	10	189	242	313	360
Trois-Rivières	28	18	16	14	38	18	82	50
Centres 50,000 - 99,999								
Drummondville	69	29	0	4	43	194	112	227
Granby	27	45	12	4	6	81	45	130
Rimouski	5	4	0	4	54	24	59	32
Saint-Hyacinthe	9	2	8	6	4	10	21	18
Saint-Jean-sur-Richelieu	n/a	18	n/a	17	n/a	21	n/a	56
Shawinigan	10	8	0	0	7	0	17	8
Centres 10,000 - 49,999								
Alma	8	0	0	0	0	0	8	0
Amos	3	1	0	0	1	0	4	1
Baie-Comeau	0	3	0	0	0	8	0	11
Campbellton	0	0	0	0	0	0	0	0
Cowansville	6	3	0	0	4	6	10	9
Dolbeau-Mistassini	1	2	0	0	0	0	1	2
Gaspé	0	12	0	0	0	68	0	80
Hawkesbury	1	0	0	0	39	0	40	0
Joliette	32	10	6	4	137	25	175	39
Lachute	0	7	0	0	0	0	0	7
La Tuque	0	1	0	0	0	0	0	1
Les Îles-de-la-Madeleine	0	0	0	0	0	0	0	0
Marieville	2	0	0	0	0	0	2	0
Matane	3	1	0	0	0	0	3	1
Mont-Laurier	0	1	0	0	0	0	0	1
Montmagny	3	4	0	0	0	9	3	13
Pembroke	0	0	0	0	0	0	0	0
Prévost	2	9	0	0	0	3	2	12
Rawdon	0	4	0	0	0	18	0	22
Rivière-du-Loup	7	1	0	0	6	12	13	13
Roberval	1	0	0	0	0	0	1	0
Rouyn-Noranda	11	1	0	0	0	0	11	1
Saint-Félicien	0	4	0	0	0	0	0	4
Saint-Georges	6	32	0	6	24	22	30	60
Saint-Lin-Laurentides	n/a	22	n/a	0	n/a	8	n/a	30
Sainte-Adèle	6	0	0	0	1	0	7	0
Sainte-Agathe-des-Monts	4	0	0	0	0	0	4	0
Sainte-Marie	3	11	0	0	0	0	3	11
Sainte-Sophie	27	36	0	0	6	2	33	38
Salaberry-de-Valleyfield	11	7	11	0	16	17	38	24
Sept-Îles	6	5	0	0	90	0	96	5
Sorel-Tracy	4	21	0	0	4	38	8	59
Thetford Mines	2	1	0	0	0	0	2	1
Val d'Or	4	0	0	0	0	43	4	43
Victoriaville	9	11	0	0	0	0	9	11
Total Québec (10,000+)	1,421	1,245	2,369	1,173	3,042	2,565	6,889	5,087

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
Québec
January - March 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Centres 100,000+								
Gatineau	90	63	48	108	321	154	459	325
Montréal	641	547	2,165	926	1,806	1,238	4,669	2,791
Québec	233	202	99	70	228	283	560	555
Saguenay	27	15	0	0	18	21	45	36
Sherbrooke	120	84	4	10	189	242	313	360
Trois-Rivières	28	18	16	14	38	18	82	50
Centres 50,000 - 99,999								
Drummondville	69	29	0	4	43	194	112	227
Granby	27	45	12	4	6	81	45	130
Rimouski	5	4	0	4	54	24	59	32
Saint-Hyacinthe	9	2	8	6	4	10	21	18
Saint-Jean-sur-Richelieu	n/a	18	n/a	17	n/a	21	n/a	56
Shawinigan	10	8	0	0	7	0	17	8
Centres 10,000 - 49,999								
Alma	8	0	0	0	0	0	8	0
Amos	3	1	0	0	1	0	4	1
Baie-Comeau	0	3	0	0	0	8	0	11
Campbellton	0	0	0	0	0	0	0	0
Cowansville	6	3	0	0	4	6	10	9
Dolbeau-Mistassini	1	2	0	0	0	0	1	2
Gaspé	0	12	0	0	0	68	0	80
Hawkesbury	1	0	0	0	39	0	40	0
Joliette	32	10	6	4	137	25	175	39
Lachute	0	7	0	0	0	0	0	7
La Tuque	0	1	0	0	0	0	0	1
Les Îles-de-la-Madeleine	0	0	0	0	0	0	0	0
Marieville	2	0	0	0	0	0	2	0
Matane	3	1	0	0	0	0	3	1
Mont-Laurier	0	1	0	0	0	0	0	1
Montmagny	3	4	0	0	0	9	3	13
Pembroke	0	0	0	0	0	0	0	0
Prévost	2	9	0	0	0	3	2	12
Rawdon	0	4	0	0	0	18	0	22
Rivière-du-Loup	7	1	0	0	6	12	13	13
Roberval	1	0	0	0	0	0	1	0
Rouyn-Noranda	11	1	0	0	0	0	11	1
Saint-Félicien	0	4	0	0	0	0	0	4
Saint-Georges	6	32	0	6	24	22	30	60
Saint-Lin-Laurentides	n/a	22	n/a	0	n/a	8	n/a	30
Sainte-Adèle	6	0	0	0	1	0	7	0
Sainte-Agathe-des-Monts	4	0	0	0	0	0	4	0
Sainte-Marie	3	11	0	0	0	0	3	11
Sainte-Sophie	27	36	0	0	6	2	33	38
Salaberry-de-Valleyfield	11	7	11	0	16	17	38	24
Sept-Îles	6	5	0	0	90	0	96	5
Sorel-Tracy	4	21	0	0	4	38	8	59
Thetford Mines	2	1	0	0	0	0	2	1
Val d'Or	4	0	0	0	0	43	4	43
Victoriaville	9	11	0	0	0	0	9	11
Total Québec (10,000+)	1,421	1,245	2,369	1,173	3,042	2,565	6,889	5,087

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
Québec
First Quarter 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	% Change
Centres 100,000+											
Gatineau	70	64	34	44	24	22	92	90	220	220	0.0
Montréal	512	408	124	84	198	126	1,394	2,385	2,228	3,003	-25.8
Québec	110	112	66	64	28	4	701	119	905	299	**
Saguenay	41	31	8	2	0	0	17	21	66	54	22.2
Sherbrooke	63	45	34	16	16	17	263	46	376	124	**
Trois-Rivières	35	15	12	8	7	0	17	8	71	31	129.0
Centres 50,000 - 99,999											
Drummondville	39	34	14	0	0	0	189	6	242	40	**
Granby	38	31	40	20	8	4	22	34	108	89	21.3
Rimouski	13	12	14	16	0	0	0	6	27	34	-20.6
Saint-Hyacinthe	3	5	0	2	0	4	0	34	3	45	-93.3
Saint-Jean-sur-Richelieu	0	38	0	4	0	0	0	18	0	60	-100.0
Shawinigan	6	6	0	0	0	0	0	21	6	27	-77.8
Centres 10,000 - 49,999											
Alma	4	19	2	6	0	0	0	0	6	25	-76.0
Amos	3	2	0	0	0	0	0	20	3	22	-86.4
Baie-Comeau	3	1	0	0	0	0	0	0	3	1	200.0
Campbellton	0	0	0	0	0	0	0	0	0	0	n/a
Cowansville	4	6	2	2	0	0	0	12	6	20	-70.0
Dolbeau-Mistassini	1	7	0	0	0	0	0	0	1	7	-85.7
Gaspé	6	6	0	0	0	0	0	0	6	6	0.0
Hawkesbury	1	0	0	0	0	0	35	0	36	0	n/a
Joliette	17	15	4	0	4	0	165	18	190	33	**
Lachute	0	8	0	0	0	0	6	21	6	29	-79.3
La Tuque	1	4	0	0	0	0	0	0	1	4	-75.0
Les Îles-de-la-Madeleine	6	0	0	0	0	0	0	0	6	0	n/a
Marieville	10	5	8	2	0	0	0	0	18	7	157.1
Matane	1	5	0	0	0	0	0	69	1	74	-98.6
Mont-Laurier	8	8	0	0	0	0	2	3	10	11	-9.1
Montmagny	2	2	2	0	0	0	36	15	40	17	135.3
Pembroke	0	0	0	0	0	0	0	0	0	0	n/a
Prévost	13	8	2	0	0	0	0	6	15	14	7.1
Rawdon	0	10	0	0	0	0	0	6	0	16	-100.0
Rivière-du-Loup	15	13	4	8	0	3	3	34	22	58	-62.1
Roberval	1	3	0	0	0	0	0	15	1	18	-94.4
Rouyn-Noranda	20	21	0	0	0	0	0	11	20	32	-37.5
Saint-Félicien	4	4	0	0	0	0	0	0	4	4	0.0
Saint-Georges	12	13	16	14	0	0	20	32	48	59	-18.6
Saint-Lin-Laurentides	0	22	0	0	0	0	0	17	0	39	-100.0
Sainte-Adèle	6	14	0	0	0	0	33	3	39	17	129.4
Sainte-Agathe-des-Monts	7	1	0	0	0	0	0	1	7	2	**
Sainte-Marie	8	4	12	4	0	0	0	0	20	8	150.0
Sainte-Sophie	34	26	0	6	0	0	3	1	37	33	12.1
Salaberry-de-Valleyfield	13	15	2	8	0	3	23	7	38	33	15.2
Sept-Îles	3	2	0	0	0	0	0	0	3	2	50.0
Sorel-Tracy	8	21	0	6	0	0	11	5	19	32	-40.6
Thetford Mines	7	8	0	4	0	0	0	0	7	12	-41.7
Val d'Or	10	20	0	0	0	0	1	0	11	20	-45.0
Victoriaville	19	14	0	6	0	0	19	4	38	24	58.3
Total Québec (10,000+)	1,177	1,108	400	326	285	183	3,052	3,088	4,914	4,705	4.4

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
Québec
January - March 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Centres 100,000+											
Gatineau	70	64	34	44	24	22	92	90	220	220	0.0
Montréal	512	408	124	84	198	126	1,394	2,385	2,228	3,003	-25.8
Québec	110	112	66	64	28	4	701	119	905	299	**
Saguenay	41	31	8	2	0	0	17	21	66	54	22.2
Sherbrooke	63	45	34	16	16	17	263	46	376	124	**
Trois-Rivières	35	15	12	8	7	0	17	8	71	31	129.0
Centres 50,000 - 99,999											
Drummondville	39	34	14	0	0	0	189	6	242	40	**
Granby	38	31	40	20	8	4	22	34	108	89	21.3
Rimouski	13	12	14	16	0	0	0	6	27	34	-20.6
Saint-Hyacinthe	3	5	0	2	0	4	0	34	3	45	-93.3
Saint-Jean-sur-Richelieu	n/a	38	n/a	4	n/a	0	n/a	18	n/a	60	n/a
Shawinigan	6	6	0	0	0	0	0	21	6	27	-77.8
Centres 10,000 - 49,999											
Alma	4	19	2	6	0	0	0	0	6	25	-76.0
Amos	3	2	0	0	0	0	0	20	3	22	-86.4
Baie-Comeau	3	1	0	0	0	0	0	0	3	1	200.0
Campbellton	0	0	0	0	0	0	0	0	0	0	n/a
Cowansville	4	6	2	2	0	0	0	12	6	20	-70.0
Dolbeau-Mistassini	1	7	0	0	0	0	0	0	1	7	-85.7
Gaspé	6	6	0	0	0	0	0	0	6	6	0.0
Hawkesbury	1	0	0	0	0	0	35	0	36	0	n/a
Joliette	17	15	4	0	4	0	165	18	190	33	**
Lachute	0	8	0	0	0	0	6	21	6	29	-79.3
La Tuque	1	4	0	0	0	0	0	0	1	4	-75.0
Les Îles-de-la-Madeleine	6	0	0	0	0	0	0	0	6	0	n/a
Marieville	10	5	8	2	0	0	0	0	18	7	157.1
Matane	1	5	0	0	0	0	0	69	1	74	-98.6
Mont-Laurier	8	8	0	0	0	0	2	3	10	11	-9.1
Montmagny	2	2	2	0	0	0	36	15	40	17	135.3
Pembroke	0	0	0	0	0	0	0	0	0	0	n/a
Prévost	13	8	2	0	0	0	0	6	15	14	7.1
Rawdon	0	10	0	0	0	0	0	6	0	16	-100.0
Rivière-du-Loup	15	13	4	8	0	3	3	34	22	58	-62.1
Roberval	1	3	0	0	0	0	0	15	1	18	-94.4
Rouyn-Noranda	20	21	0	0	0	0	0	11	20	32	-37.5
Saint-Félicien	4	4	0	0	0	0	0	0	4	4	0.0
Saint-Georges	12	13	16	14	0	0	20	32	48	59	-18.6
Saint-Lin-Laurentides	n/a	22	n/a	0	n/a	0	n/a	17	n/a	39	n/a
Sainte-Adèle	6	14	0	0	0	0	33	3	39	17	129.4
Sainte-Agathe-des-Monts	7	1	0	0	0	0	0	1	7	2	**
Sainte-Marie	8	4	12	4	0	0	0	0	20	8	150.0
Sainte-Sophie	34	26	0	6	0	0	3	1	37	33	12.1
Salaberry-de-Valleyfield	13	15	2	8	0	3	23	7	38	33	15.2
Sept-Îles	3	2	0	0	0	0	0	0	3	2	50.0
Sorel-Tracy	8	21	0	6	0	0	11	5	19	32	-40.6
Thetford Mines	7	8	0	4	0	0	0	0	7	12	-41.7
Val d'Or	10	20	0	0	0	0	1	0	11	20	-45.0
Victoriaville	19	14	0	6	0	0	19	4	38	24	58.3
Total Québec (10,000+)	1,177	1,108	400	326	285	183	3,052	3,088	4,914	4,705	4.4

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
Québec
First Quarter 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016
Centres 100,000+								
Gatineau	24	22	0	0	88	62	4	28
Montréal	195	126	3	0	844	1,580	543	753
Québec	28	4	0	0	56	51	645	68
Saguenay	0	0	0	0	2	6	15	15
Sherbrooke	16	17	0	0	0	16	256	30
Trois-Rivières	3	0	4	0	10	4	7	4
Centres 50,000 - 99,999								
Drummondville	0	0	0	0	0	0	189	6
Granby	4	0	4	4	17	22	5	12
Rimouski	0	0	0	0	0	0	0	6
Saint-Hyacinthe	0	4	0	0	0	11	0	23
Saint-Jean-sur-Richelieu	n/a	0	n/a	0	n/a	6	n/a	12
Shawinigan	0	0	0	0	0	12	0	9
Centres 10,000 - 49,999								
Alma	0	0	0	0	0	0	0	0
Amos	0	0	0	0	0	8	0	12
Baie-Comeau	0	0	0	0	0	0	0	0
Campbellton	0	0	0	0	0	0	0	0
Cowansville	0	0	0	0	0	0	0	12
Dolbeau-Mistassini	0	0	0	0	0	0	0	0
Gaspé	0	0	0	0	0	0	0	0
Hawkesbury	0	0	0	0	0	0	35	0
Joliette	4	0	0	0	30	14	135	4
Lachute	0	0	0	0	0	9	6	12
La Tuque	0	0	0	0	0	0	0	0
Les Îles-de-la-Madeleine	0	0	0	0	0	0	0	0
Marieville	0	0	0	0	0	0	0	0
Matane	0	0	0	0	0	0	0	69
Mont-Laurier	0	0	0	0	2	0	0	3
Montmagny	0	0	0	0	0	0	36	15
Pembroke	0	0	0	0	0	0	0	0
Prévost	0	0	0	0	0	0	0	6
Rawdon	0	0	0	0	0	4	0	2
Rivière-du-Loup	0	3	0	0	0	0	3	34
Roberval	0	0	0	0	0	0	0	15
Rouyn-Noranda	0	0	0	0	0	0	0	11
Saint-Félicien	0	0	0	0	0	0	0	0
Saint-Georges	0	0	0	0	0	24	20	8
Saint-Lin-Laurentides	n/a	0	n/a	0	n/a	0	n/a	17
Sainte-Adèle	0	0	0	0	2	0	31	3
Sainte-Agathe-des-Monts	0	0	0	0	0	0	0	1
Sainte-Marie	0	0	0	0	0	0	0	0
Sainte-Sophie	0	0	0	0	0	0	3	1
Salaberry-de-Valleyfield	0	3	0	0	12	0	11	7
Sept-Îles	0	0	0	0	0	0	0	0
Sorel-Tracy	0	0	0	0	6	4	5	1
Thetford Mines	0	0	0	0	0	0	0	0
Val d'Or	0	0	0	0	0	0	1	0
Victoriaville	0	0	0	0	0	4	19	0
Total Québec (10,000+)	274	179	11	4	1,069	1,837	1,969	1,199

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
Québec
January - March 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Centres 100,000+								
Gatineau	24	22	0	0	88	62	4	28
Montréal	195	126	3	0	844	1,580	543	753
Québec	28	4	0	0	56	51	645	68
Saguenay	0	0	0	0	2	6	15	15
Sherbrooke	16	17	0	0	0	16	256	30
Trois-Rivières	3	0	4	0	10	4	7	4
Centres 50,000 - 99,999								
Drummondville	0	0	0	0	0	0	189	6
Granby	4	0	4	4	17	22	5	12
Rimouski	0	0	0	0	0	0	0	6
Saint-Hyacinthe	0	4	0	0	0	11	0	23
Saint-Jean-sur-Richelieu	n/a	0	n/a	0	n/a	6	n/a	12
Shawinigan	0	0	0	0	0	12	0	9
Centres 10,000 - 49,999								
Alma	0	0	0	0	0	0	0	0
Amos	0	0	0	0	0	8	0	12
Baie-Comeau	0	0	0	0	0	0	0	0
Campbellton	0	0	0	0	0	0	0	0
Cowansville	0	0	0	0	0	0	0	12
Dolbeau-Mistassini	0	0	0	0	0	0	0	0
Gaspé	0	0	0	0	0	0	0	0
Hawkesbury	0	0	0	0	0	0	35	0
Joliette	4	0	0	0	30	14	135	4
Lachute	0	0	0	0	0	9	6	12
La Tuque	0	0	0	0	0	0	0	0
Les Îles-de-la-Madeleine	0	0	0	0	0	0	0	0
Marieville	0	0	0	0	0	0	0	0
Matane	0	0	0	0	0	0	0	69
Mont-Laurier	0	0	0	0	2	0	0	3
Montmagny	0	0	0	0	0	0	36	15
Pembroke	0	0	0	0	0	0	0	0
Prévost	0	0	0	0	0	0	0	6
Rawdon	0	0	0	0	0	4	0	2
Rivière-du-Loup	0	3	0	0	0	0	3	34
Roberval	0	0	0	0	0	0	0	15
Rouyn-Noranda	0	0	0	0	0	0	0	11
Saint-Félicien	0	0	0	0	0	0	0	0
Saint-Georges	0	0	0	0	0	24	20	8
Saint-Lin-Laurentides	n/a	0	n/a	0	n/a	0	n/a	17
Sainte-Adèle	0	0	0	0	2	0	31	3
Sainte-Agathe-des-Monts	0	0	0	0	0	0	0	1
Sainte-Marie	0	0	0	0	0	0	0	0
Sainte-Sophie	0	0	0	0	0	0	3	1
Salaberry-de-Valleyfield	0	3	0	0	12	0	11	7
Sept-Îles	0	0	0	0	0	0	0	0
Sorel-Tracy	0	0	0	0	6	4	5	1
Thetford Mines	0	0	0	0	0	0	0	0
Val d'Or	0	0	0	0	0	0	1	0
Victoriaville	0	0	0	0	0	4	19	0
Total Québec (10,000+)	274	179	11	4	1,069	1,837	1,969	1,199

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intented Market
Québec
First Quarter 2017

Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016
Centres 100,000+								
Gatineau	130	134	86	58	4	28	220	220
Montréal	748	554	920	1,637	553	760	2,228	3,003
Québec	211	180	45	51	649	68	905	299
Saguenay	51	39	0	0	15	15	66	54
Sherbrooke	113	78	0	16	256	30	376	124
Trois-Rivières	50	23	10	4	11	4	71	31
Centres 50,000 - 99,999								
Drummondville	53	34	0	0	189	6	242	40
Granby	84	51	15	22	9	16	108	89
Rimouski	27	28	0	0	0	6	27	34
Saint-Hyacinthe	3	7	0	15	0	23	3	45
Saint-Jean-sur-Richelieu	n/a	38	n/a	6	n/a	16	n/a	60
Shawinigan	6	6	0	12	0	9	6	27
Centres 10,000 - 49,999								
Alma	6	25	0	0	0	0	6	25
Amos	3	2	0	8	0	12	3	22
Baie-Comeau	3	1	0	0	0	0	3	1
Campbellton	0	0	0	0	0	0	0	0
Cowansville	6	8	0	0	0	12	6	20
Dolbeau-Mistassini	1	7	0	0	0	0	1	7
Gaspé	6	6	0	0	0	0	6	6
Hawkesbury	1	0	0	0	35	0	36	0
Joliette	25	15	30	14	135	4	190	33
Lachute	0	14	0	3	6	12	6	29
La Tuque	1	4	0	0	0	0	1	4
Les Îles-de-la-Madeleine	6	0	0	0	0	0	6	0
Marieville	18	7	0	0	0	0	18	7
Matane	1	5	0	0	0	69	1	74
Mont-Laurier	10	8	0	0	0	3	10	11
Montmagny	4	2	0	0	36	15	40	17
Pembroke	0	0	0	0	0	0	0	0
Prévost	15	8	0	0	0	6	15	14
Rawdon	0	14	0	0	0	2	0	16
Rivière-du-Loup	19	24	0	0	3	34	22	58
Roberval	1	3	0	0	0	15	1	18
Rouyn-Noranda	20	21	0	0	0	11	20	32
Saint-Félicien	4	4	0	0	0	0	4	4
Saint-Georges	28	27	0	24	20	8	48	59
Saint-Lin-Laurentides	n/a	22	n/a	0	n/a	17	n/a	39
Sainte-Adèle	6	14	2	0	31	3	39	17
Sainte-Agathe-des-Monts	7	1	0	0	0	1	7	2
Sainte-Marie	20	8	0	0	0	0	20	8
Sainte-Sophie	34	32	0	0	3	1	37	33
Salaberry-de-Valleyfield	15	26	12	0	11	7	38	33
Sept-Îles	3	2	0	0	0	0	3	2
Sorel-Tracy	14	27	0	4	5	1	19	32
Thetford Mines	7	12	0	0	0	0	7	12
Val d'Or	10	20	0	0	1	0	11	20
Victoriaville	19	20	0	4	19	0	38	24
Total Québec (10,000+)	1,789	1,561	1,120	1,878	1,991	1,214	4,914	4,705

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intented Market
Québec
January - March 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Centres 100,000+								
Gatineau	130	134	86	58	4	28	220	220
Montréal	748	554	920	1,637	553	760	2,228	3,003
Québec	211	180	45	51	649	68	905	299
Saguenay	51	39	0	0	15	15	66	54
Sherbrooke	113	78	0	16	256	30	376	124
Trois-Rivières	50	23	10	4	11	4	71	31
Centres 50,000 - 99,999								
Drummondville	53	34	0	0	189	6	242	40
Granby	84	51	15	22	9	16	108	89
Rimouski	27	28	0	0	0	6	27	34
Saint-Hyacinthe	3	7	0	15	0	23	3	45
Saint-Jean-sur-Richelieu	n/a	38	n/a	6	n/a	16	n/a	60
Shawinigan	6	6	0	12	0	9	6	27
Centres 10,000 - 49,999								
Alma	6	25	0	0	0	0	6	25
Amos	3	2	0	8	0	12	3	22
Baie-Comeau	3	1	0	0	0	0	3	1
Campbellton	0	0	0	0	0	0	0	0
Cowansville	6	8	0	0	0	12	6	20
Dolbeau-Mistassini	1	7	0	0	0	0	1	7
Gaspé	6	6	0	0	0	0	6	6
Hawkesbury	1	0	0	0	35	0	36	0
Joliette	25	15	30	14	135	4	190	33
Lachute	0	14	0	3	6	12	6	29
La Tuque	1	4	0	0	0	0	1	4
Les Îles-de-la-Madeleine	6	0	0	0	0	0	6	0
Marieville	18	7	0	0	0	0	18	7
Matane	1	5	0	0	0	69	1	74
Mont-Laurier	10	8	0	0	0	3	10	11
Montmagny	4	2	0	0	36	15	40	17
Pembroke	0	0	0	0	0	0	0	0
Prévost	15	8	0	0	0	6	15	14
Rawdon	0	14	0	0	0	2	0	16
Rivière-du-Loup	19	24	0	0	3	34	22	58
Roberval	1	3	0	0	0	15	1	18
Rouyn-Noranda	20	21	0	0	0	11	20	32
Saint-Félicien	4	4	0	0	0	0	4	4
Saint-Georges	28	27	0	24	20	8	48	59
Saint-Lin-Laurentides	n/a	22	n/a	0	n/a	17	n/a	39
Sainte-Adèle	6	14	2	0	31	3	39	17
Sainte-Agathe-des-Monts	7	1	0	0	0	1	7	2
Sainte-Marie	20	8	0	0	0	0	20	8
Sainte-Sophie	34	32	0	0	3	1	37	33
Salaberry-de-Valleyfield	15	26	12	0	11	7	38	33
Sept-Îles	3	2	0	0	0	0	3	2
Sorel-Tracy	14	27	0	4	5	1	19	32
Thetford Mines	7	12	0	0	0	0	7	12
Val d'Or	10	20	0	0	1	0	11	20
Victoriaville	19	20	0	4	19	0	38	24
Total Québec (10,000+)	1,789	1,561	1,120	1,878	1,991	1,214	4,914	4,705

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range in Québec
First Quarter 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $150,000		$150,000 - $199,999		$200,000 - $249,999		$250,000 - $299,999		$300,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Drummondville													
Q1 2017	2	9.5	8	38.1	6	28.6	4	19.0	1	4.8	21	-	205,135
Q1 2016	0	0.0	4	30.8	4	30.8	2	15.4	3	23.1	13	-	270,877
Year-to-date 2017	2	9.5	8	38.1	6	28.6	4	19.0	1	4.8	21	-	205,135
Year-to-date 2016	0	0.0	4	30.8	4	30.8	2	15.4	3	23.1	13	-	270,877
Granby													
Q1 2017	0	0.0	1	12.5	0	0.0	2	25.0	5	62.5	8	-	-
Q1 2016	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	-	-
Year-to-date 2017	0	0.0	1	12.5	0	0.0	2	25.0	5	62.5	8	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	-	-
Rimsouki[1]													
Q1 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Q1 2016	0	0.0	1	12.5	1	12.5	3	37.5	3	37.5	8	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	0.0	1	12.5	1	12.5	3	37.5	3	37.5	8	-	-
Saint-Hyacinthe													
Q1 2017	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Q1 2016	0	0.0	0	0.0	2	40.0	0	0.0	3	60.0	5	-	544,491
Year-to-date 2017	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Year-to-date 2016	0	0.0	0	0.0	2	40.0	0	0.0	3	60.0	5	-	544,491
Saint-Jean-sur-Richelieu													
Q1 2017	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	-	-
Q1 2016	0	0.0	2	6.1	2	6.1	7	21.2	22	66.7	33	300,000	337,410
Year-to-date 2017	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	-	-
Year-to-date 2016	0	0.0	2	6.1	2	6.1	7	21.2	22	66.7	33	300,000	337,410
Shawinigan													
Q1 2017	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	-	-
Q1 2016	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	-	-
Year-to-date 2017	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	-	-
Gatineau CMA													
Q1 2017	0	0.0	0	0.0	5	8.3	7	11.7	48	80.0	60	380,000	403,446
Q1 2016	0	0.0	0	0.0	0	0.0	3	12.0	22	88.0	25	382,500	414,982
Year-to-date 2017	0	0.0	0	0.0	5	8.3	7	11.7	48	80.0	60	380,000	403,446
Year-to-date 2016	0	0.0	0	0.0	0	0.0	3	12.0	22	88.0	25	382,500	414,982
Montréal CMA													
Q1 2017	1	0.3	0	0.0	15	5.0	45	15.0	239	79.7	300	390,000	432,732
Q1 2016	0	0.0	1	0.4	12	4.2	37	13.0	235	82.5	285	400,000	448,893
Year-to-date 2017	1	0.3	0	0.0	15	5.0	45	15.0	239	79.7	300	390,000	432,732
Year-to-date 2016	0	0.0	1	0.4	12	4.2	37	13.0	235	82.5	285	400,000	448,893
Québec CMA													
Q1 2017	0	0.0	0	0.0	1	2.9	2	5.9	31	91.2	34	380,000	405,334
Q1 2016	0	0.0	1	2.0	4	8.0	8	16.0	37	74.0	50	385,000	411,570
Year-to-date 2017	0	0.0	0	0.0	1	2.9	2	5.9	31	91.2	34	380,000	405,334
Year-to-date 2016	0	0.0	1	2.0	4	8.0	8	16.0	37	74.0	50	385,000	411,570

Source: CMHC (Market Absorption Survey)

[1]This centre is new to our survey as of 2013

Table 4: Absorbed Single-Detached Units by Price Range in Québec
First Quarter 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $150,000		$150,000 - $199,999		$200,000 - $249,999		$250,000 - $299,999		$300,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Saguenay CMA													
Q1 2017	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	2	-	-
Q1 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	2	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Sherbrooke CMA													
Q1 2017	0	0.0	0	0.0	3	13.0	6	26.1	14	60.9	23	-	348,348
Q1 2016	0	0.0	0	0.0	1	14.3	3	42.9	3	42.9	7	-	288,750
Year-to-date 2017	0	0.0	0	0.0	3	13.0	6	26.1	14	60.9	23	-	348,348
Year-to-date 2016	0	0.0	0	0.0	1	14.3	3	42.9	3	42.9	7	-	288,750
Trois-Rivières CMA													
Q1 2017	0	0.0	0	0.0	1	11.1	1	11.1	7	77.8	9	-	371,012
Q1 2016	0	0.0	1	14.3	2	28.6	1	14.3	3	42.9	7	-	-
Year-to-date 2017	0	0.0	0	0.0	1	11.1	1	11.1	7	77.8	9	-	371,012
Year-to-date 2016	0	0.0	1	14.3	2	28.6	1	14.3	3	42.9	7	-	-
Total Urban Centres in Québec (50,000+)													
Q1 2017	3	0.7	10	2.2	33	7.2	67	14.6	346	75.4	459	375,000	408,890
Q1 2016	0	0.0	10	2.3	28	6.3	65	14.7	339	76.7	442	385,000	421,848
Year-to-date 2017	3	0.7	10	2.2	33	7.2	67	14.6	346	75.4	459	375,000	408,890
Year-to-date 2016	0	0.0	10	2.3	28	6.3	65	14.7	339	76.7	442	385,000	421,848

Source: CMHC (Market Absorption Survey)

Table 5: Centris® Residential Activity for Quebec First Quarter 2017				
		Number of Sales	Number of New Listings	Average Price ($)
2016	January	4,252	14,613	272,998
	February	7,200	15,877	272,914
	March	8,766	15,472	274,216
	April	8,974	14,770	276,680
	May	8,457	13,637	285,195
	June	7,108	11,604	287,902
	July	5,490	11,105	284,669
	August	5,662	11,127	290,035
	September	5,692	12,928	292,995
	October	5,918	12,112	289,029
	November	5,844	10,781	290,833
	December	4,802	7,555	289,405
2017	January	4,521	13,548	283,457
	February	7,268	14,994	280,371
	March	9,705	15,777	288,691
	April			
	May			
	June			
	July			
	August			
	September			
	October			
	November			
	December			
	Q1 2016	20,218	45,962	273,496
	Q1 2017	21,494	44,319	284,777
	YTD 2016	20,218	45,962	273,517
	YTD 2017	21,494	44,319	284,777

Source: QFREB by the Centris® system
The Centris® system contains all the listings of Québec real estate brokers.

Figure 5.1: MLS® Residential Average Price for Quebec

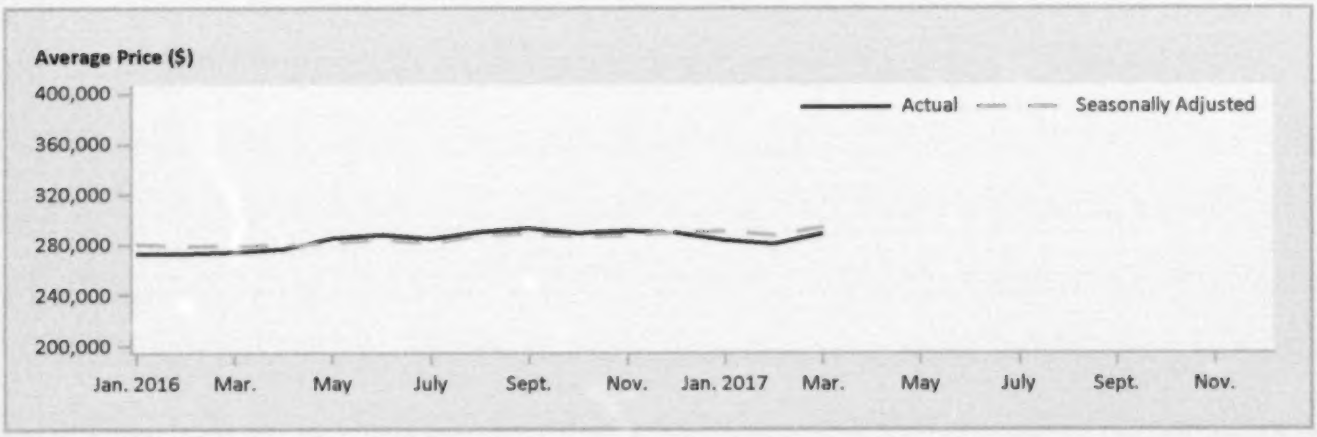


Figure 5.2: MLS® Residential Sales for Quebec

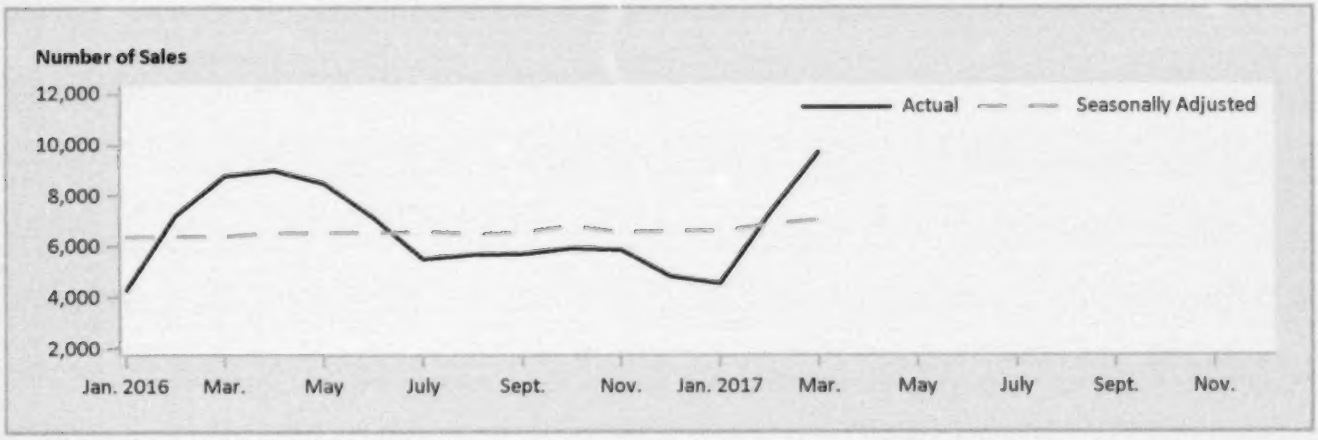
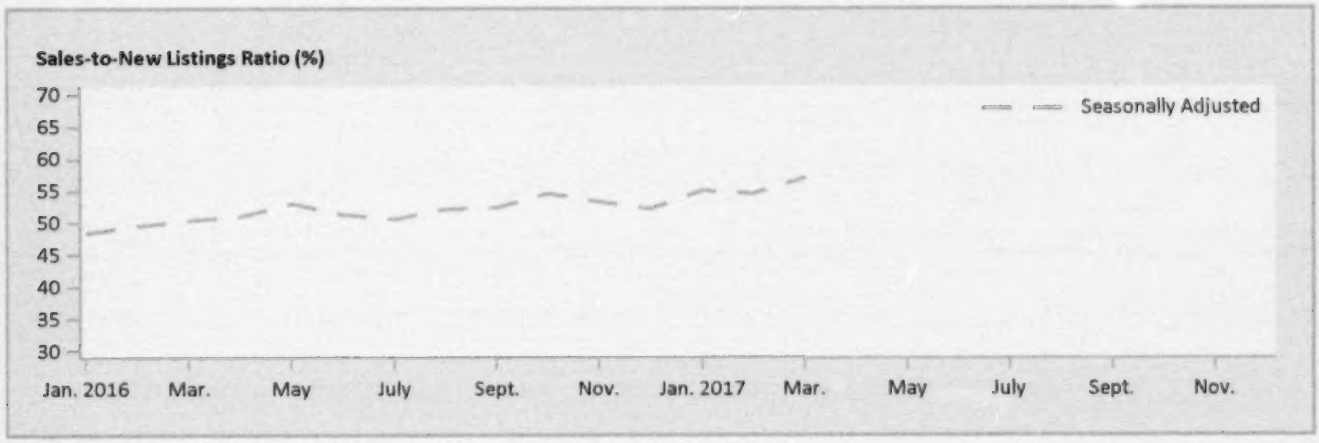


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Quebec



MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA / Haver Analytics

Table 6: Level of Economic Indicators for Québec
First Quarter 2017

		Interest Rates			Employment SA (,000)	Unemployment Rate (%) SA	Migration Total Net	Consumer Confidence Index (2002=100)	Average Weekly Wages ($)	Manufacturing Shipments ($,000)	Exchange Rate (U.S. cents)
		P & I Per $100,000	Mortgage Rates (%) 1 Yr. Term	5 Yr. Term							
2016	January - March	561	3.1	4.6	4,103.8	7.5	11,602	100.3	843	33,710,436	74.03
	April - June	561	3.1	4.6	4,111.8	7.1	16,894	116.4	857	35,820,903	77.77
	July - September	565	3.1	4.7	4,141.1	7.0	15,004	129.0	867	35,975,860	76.36
	October - December	561	3.1	4.6	4,185.5	6.5	2,108	121.1	866	37,347,878	74.50
2017	January - March	561	3.1	4.6	4,196.0	6.3		137.9	871		75.77
	April - June										
	July - September										
	October - December										

Table 6.1: Growth[(1)] of Economic Indicators for Québec
First Quarter 2017

		Interest Rates			Employment SA	Unemployment Rate SA	Migration Total Net	Consumer Confidence Index	Average Weekly Wages	Manufacturing Shipments	Exchange Rate
		P & I Per $100,000	Mortgage Rates 1 Yr. Term	5 Yr. Term							
2016	January - March	-1.2	0.2	-0.1	0.4	0.1	**	-5.1	3.7	-1.1	-6.5
	April - June	0.0	0.3	0.0	0.3	-0.6	61.9	11.2	4.1	-2.1	-4.1
	July - September	0.7	0.3	0.1	1.0	-0.8	40.7	33.9	2.7	-1.6	0.7
	October - December	0.0	0.1	0.0	2.1	-1.2	-35.7	15.7	3.2	3.4	0.0
2017	January - March	0.0	0.0	0.0	2.2	-1.2		37.5	3.3		2.4
	April - June										
	July - September										
	October - December										

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted
(1) Growth year over year expressed in percentage

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM), Conference Board of Canada

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

CMHC—HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for almost 70 years.

CMHC helps Canadians meet their housing needs. As Canada's authority on housing, we contribute to the stability of the housing market and financial system, provide support for Canadians in housing need, and offer objective housing research and information to Canadian governments, consumers and the housing industry. Prudent risk management, strong corporate governance and transparency are cornerstones of our operations.

For more information, visit our website at www.cmhc.ca or follow us on Twitter, LinkedIn, Facebook and YouTube.

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.

Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is available for free on CMHC's website. You can view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to www.cmhc.ca/en/hoficlincl/homain

For more information on MAC and the wealth of housing market information available to you, visit us today at www.cmhc.ca/housingmarketinformation

To subscribe to printed editions of MAC publications, call 1-800-668-2642.

©2017 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

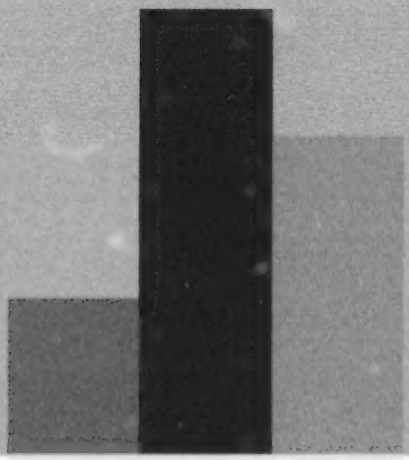
Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of any CMHC Market Analysis publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or entire CMHC Market Analysis publications, please complete the CMHC Copyright request form and email it to CMHC's Canadian Housing Information Centre at chic@cmhc.ca. For permission, please provide CHIC with the following information: Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

The information, analyses and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibility.

Housing market intelligence you can count on



FREE REPORTS AVAILABLE ON-LINE

Local, regional and national analysis and data pertaining to current market conditions and future-oriented trends.

- Canadian Housing Statistics
- Condominium Owners Report
- Housing Information Monthly
- Housing Market Assessment
- Housing Market Insight
- Housing Now Tables
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Regional and Northern
- Housing Market Outlook, Canada and Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Preliminary Housing Starts Data
- Rental Market Reports, Canada and Provincial Highlights
- Rental Market Reports, Major Centres
- Residential Construction Digest, Prairie Centres
- Seniors' Housing Reports

FREE DATA TABLES AVAILABLE ON-LINE

- Housing Construction Activity by Municipality
- Comprehensive Rental Market Survey Tables
- Comprehensive New Home Construction Tables

CMHC's Market Analysis Centre provides a wealth of local, regional, and national data, information, and analysis through its suite of reports, data tables, and interactive tools.

- **Forecasts and Analysis –** Future-oriented information about local, regional and national housing trends.
- **Statistics and Data –** Information on current housing market activities – starts, rents, vacancy rates and much more.

HOUSING MARKET INFORMATION PORTAL!

The housing data you want, the way you want it.

- Information in one central location
- Quick and easy access
- Neighbourhood level data

cmhc.ca/hmiportal

Get the market intelligence you need today!

Click www.cmhc.ca/housingmarketinformation to view, download or subscribe.

Housing Observer Online

Featuring quick reads and videos on...

- Analysis and data
- Timely insights
- Updates to housing conditions and trends & *much more!*

All links can be shared in social media friendly formats!

Subscribe today to stay in the know!

www.cmhc.ca/observer

64139_2017_Q02